

Article 14: Mission Valley Planned District

(“Mission Valley Planned District” added 3-27-2007 by O-19601 N.S.;
effective 4-26-2007.)

Division 3: Zoning and Subdistricts

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§1514.0301 Development Intensity Overlay District

(a) Purpose

It is the purpose of this overlay district to limit development intensity to the levels allowed under the adopted community plan.

(b) Boundaries

The Development Intensity Overlay District covers the entire Mission Valley community planning area and that portion of the Linda Vista community adjacent to Friars Road (see map, Appendix D). This overlay district is composed of three traffic areas (Area 1, Area 2, and Area 3) and thirteen traffic districts (DIDs A-M).

(c) Development Intensity Determination

- (1) Development intensity shall be limited by the number of average daily trips (ADT) generated by the existing and proposed land uses of any development proposal.
- (2) Development Intensity Factors (see Table 1514-03B) will be used to calculate the number of ADTs generated by any given land use. In order for trip generation rates listed in Table 1514-03B to change, they must be amended in this document.
- (3) For land uses listed in Table 1514-03B, the development intensity of each project shall be determined, in accordance with the provisions of the Mission Valley Planned District Ordinance during permit review.
- (4) For land uses not listed in Table 1514-03B, the document entitled “Definitions of Land Use Categories” shall be the basis for determinations by the City Manager regarding interpretation of the land uses and development intensity of each project. This document is

on file in the Transportation and Traffic Engineering Division of the Engineering Department of The City of San Diego.

(d) Development Intensity Thresholds

(1) Threshold 1 - Ministerial Mission Valley Development Permits

Threshold 1 allocations are delineated by Area 1, Area 2, and Area 3 as described below (see map Appendix D). The ADTs assigned to these three areas represent the per acre traffic levels allowed under the adopted community plan based on the existing Mission Valley street system. Projects which would generate average daily trips below the level established by Threshold 1 shall be processed ministerially under the Mission Valley Planned District Ordinance if the criteria of Section 1514.0201(c) are met.

- (A) Area 1 - 150 ADT per gross acre for projects in the area lying north of the centerline of Interstate 8, and west of the center line of State Route 163 except for any project lying within a "steep hillside" as defined in Land Development Code Section 113.0103. Land acreage within a "steep hillside" shall not be used to calculate the ADT allocation.
- (B) Area 2 - 140 ADT per gross acre for projects in the area lying north of the centerline of Interstate 8 and east of the center line of State Route 163, except for any project lying within the steep hillsides as stated in Section 1514.0301(d)(1)(A).
- (C) Area 3 - 200 ADT per gross acre for projects in the area lying south of the centerline of Interstate 8 except for any project lying within the steep hillsides as stated in Section 1514.0301(d)(1)(A).

(2) Threshold 2 - Discretionary Mission Valley Development Permit

- (A) Threshold 2 allocations are delineated by 13 Development Intensity Districts (DID) as set forth in Table 1514-03A (Development Intensity Districts) and shown on the Development Intensity District Map in Appendix D. Any new project or addition to an existing project which would cause the entire site to generate traffic in excess of that provided by Threshold 1 but not exceeding the limits established by Threshold 2 shall be processed as a discretionary Mission Valley Development Permit.

- (B) LRT Bonus - the "Hearing Officer" may permit increased development over the DID allocation along the light rail transit corridor where the project site design reflects the proximity to an LRT station through placement of pedestrian paths, pedestrian signage, building orientation or other means, and any portion of the proposed structure(s) that would receive the density bonus is located within 1,500 feet of an LRT station.

Table 1514-03A
Development Intensity District

District	Trips Per Gross Acre	
	Threshold 1	Threshold
A	150 ⁽¹⁾	338 ⁽¹⁾
B	150	263
C	150 ⁽¹⁾	417 ⁽¹⁾
D	200 ⁽¹⁾	380 ⁽¹⁾
E	140 ⁽¹⁾	353 ⁽¹⁾
F	140 ⁽¹⁾	140 ⁽¹⁾
G	140	344
H	140	323
I	140	571
J	200 ⁽¹⁾	671 ⁽¹⁾
K	200 ⁽¹⁾	424 ⁽¹⁾
L	140	267
M	140	157

Footnote for Table 1514-03A

- ¹ Excluding acreage within steep hillsides.

- (3) Traffic in Excess of Threshold 2 - Mission Valley Development Permit and Community Plan Amendment or Exception

- (A) Any new project, or addition to an existing project which would cause the entire site to generate traffic in excess of the traffic allocations established by Threshold 2, shall be processed as a community plan amendment and satisfy the following submittal requirements in addition to those of the Mission Valley Development Permit:
- (i) A traffic study shall be prepared identifying the traffic impacts and mitigation required by the project.

- (ii) An environmental study shall be prepared in accordance with CEQA.
- (B) Exceptions to the allocations established by Threshold 2 may be approved, conditionally approved or denied by a Hearing Officer in accordance with Process Three. The Hearing Officer's decision may be appealed to the Planning Commission in accordance with Land Development Code Section 112.0506. The Hearing Officer may approve an exception on a limited basis, without processing a community plan amendment when all of the following findings can be made:
 - (i) The increase in traffic generated by the proposed development will not lower, by any increment, the level of service of affected streets and freeways from what was anticipated in the community plan; and
 - (ii) Accommodation of the traffic generated by the proposed development will not alter the circulation network identified in the adopted Mission Valley Community Plan; and
 - (iii) An approved light rail transit or other regional or intra-valley public transit system station is identified within 1500 feet of any portion of the proposed structure that would receive the density bonus; and
 - (iv) All other public facilities can accommodate the increased intensity in land use; and
 - (v) The increased intensity in land use does not adversely affect access to, views of, or preservation of community plan identified open space areas.

Legend to Table 1514-03B

Symbol in Table 1514-03B
d.u.
sq.ft. gfa

Description of Symbol
Dwelling Units
Square Feet of Gross Floor Area

Table 1514-03B Development Intensity Factors	
Use	Rate/Units
Residential	
Single-family	10 trips per d.u.
Multi-family (under 30 du/ac)	8 trips per d.u.
Multi-family (30 or more du/ac)	6 trips per d.u.
Offices	
Commercial Office (under 100,000 sq. ft. gfa)	20 trips/1000 sq.ft. gfa
Commercial Office (100,000 or more sq. ft. gfa)	16 trips/1000 sq.ft. gfa
Retail	
Neighborhood Shopping Center (under 100,000 sq. ft. gfa)	60 trips/1000 sq.ft. gfa
Community Shopping Center (100,000 - 225,000 sq. ft. gfa)	49 trips/1000 sq.ft. gfa
Regional Shopping Center	
(over 1,250,000 sq. ft. gfa)	25 trips/1000 sq.ft. gfa
(1,000,000-1,250,000 sq.ft. gfa)	30 trips/1000 sq.ft. gfa
(500,000-1,000,000 sq.ft. gfa)	32 trips/1000 sq.ft. gfa
(225,000-500,000 sq.ft. gfa)	51 trips/1000 sq.ft. gfa
Freestanding Retail/Strip Commercial	40 trips/1000 sq.ft. gfa
Restaurants	40 trips/1000 sq.ft. gfa
Hotel/Motel	8 trips/room
Automobile Dealer	30 trips/1000 sq.ft. gfa building area
Health Club	45 trips/1000 sq.ft. gfa
Rental Storage	2 trips/1000 sq.ft. gfa
Industry	
Small Industry (under 100,000 sq.ft. gfa)	14 trips/1000 sq.ft. gfa
Large Industry (100,000 or more sq.ft. gfa)	8 trips/1000 sq.ft. gfa
Small Industrial/Business Park (under 100,000 sq.ft. gfa)	18 trips/1000 sq.ft. gfa
Convalescent Hospital	3 trips/bed
Four-year College	2.8 trips/student
High School	1.5 trips/student
Jr. High School	1.0 trips/student
Elementary School	1.4 trips/student

("Development Intensity Overlay District" added 3-27-2007 by O-19601 N.S.; effective 4-26-2007.)

§1514.0302 San Diego River Subdistrict (“River Subdistrict”)

(a) Purpose

It is the purpose of this subdistrict to ensure that development along the San Diego River takes place in a manner complementary to flood control, wetlands management, urban design and open space criteria contained in the Mission Valley Community Plan.

(b) Boundaries

The San Diego River Subdistrict includes the portions of the San Diego River in the OF-1-1 Zone (Land Development Code Chapter 13, Article 1, Division 2 [Open Space Zones]) and land within 150 feet of this zone (see Appendix E). The criteria of this subdistrict apply to any project fully or partially within these boundaries.

(c) Buffer

- (1) A 35-foot minimum average width buffer extending away from the San Diego River, measured from the 100-year floodway line on both sides of the river shall be provided. This buffer area shall accommodate both biological buffer and transitional buffer zones. The floodway line and buffer areas must be identified on all river subdistrict plans.
- (2) Biological Buffer. The biological buffer shall include a 10-foot minimum width area between the 100-year floodway line and the river side of the river path and shall be planted with indigenous vegetation and shall not include the river path.
- (3) Transitional Buffer. The transitional buffer shall include that area of the buffer between the river wall line and the biological buffer. This area shall accommodate a 10-foot minimum width meandering river path on both sides of the river which shall run continuously throughout Mission Valley. On a constrained site, the river path may be subject to periodic flooding (see Appendix B, Figure 1).
- (4) Within the transitional buffer, on the river wall side of the river path, only the following uses may be considered:
 - (A) Passive recreation;

- (B) Active recreation at the discretion of the City Manager; and
 - (C) Sidewalk cafes/outdoor dining
- (5) Parking and vehicular access areas are not permitted within the buffer areas.
- (d) Wetlands Management

The criteria of the San Diego River Wetlands Management Plan (Mission Valley Community Plan Appendix G) shall be applied within the River Subdistrict.
- (e) River Setback and Yard
 - (1) To provide for low scale buildings adjacent to the river that increase in height away from the river (see Appendix B, Figures 2 and 3):
 - (A) Structures shall be designed to setback from the 100-year floodway line 1.2 feet for every 1 foot of height within 150 feet of the OF-1-1 Zone, with a minimum setback of 30 feet (see Appendix B, Figure 2).
 - (B) A maximum of 50 percent of the building wall may be located on the minimum 30-foot building setback from the OF-1-1 Zone.
 - (C) Where river and street setbacks overlap, the requirements of the river setback shall prevail.
 - (2) A minimum of 80 percent of the area within the river yard (the area between the river and the adjacent structures, see Section 1514.0104), exclusive of the river path and any LRT facilities, shall be landscaped in accordance with Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations).
 - (3) Parking and vehicular access, excluding light rail transit (LRT) track and station right-of-way, shall be prohibited in the biological buffer and river yard area. Exceptions to this paragraph may be pursued through the Discretionary Mission Valley Development Permit process.

- (4) The provisions of this section may be modified to permit construction of parking structures in existing paved parking areas only when required parking will be lost due to public improvements such as streets, LRT construction, flood management improvements and wetlands enhancement. A minimum 50 foot wide buffer between the floodway and abutting development and improvements shall be provided in accordance with the wetlands management element of the Mission Valley Community Plan. Such parking structures shall only be permitted after discretionary review, including design review, with attention to providing a favorable pedestrian environment complementary to the river path, and approval.

(f) Maximum Structural Development Coverage

The maximum structural development coverage within 150 feet of the FW Zone shall be 50 percent.

(g) Other Setbacks

Refer to the underlying Mission Valley Planned District land use zone for street, property side, and rear setbacks.

(h) Reflectivity

No portion of any single elevation of a building's exterior facing the river may be constituted of a material with a light reflectivity factor greater than 10 percent unless specific documentation is provided indicating that a greater reflectivity will not diminish the quality of riparian habitat.

(i) Pedestrian/River Orientation

All development with river frontage shall be physically and functionally oriented to the river as follows:

- (1) To increase accessibility to the river path, fencing separating developed areas from the biological buffer shall not be permitted, and structures adjacent to the buffer or river path shall contain at least one pedestrian entrance visible from the river path into the structure for every 300 linear feet, or fraction thereof, of river frontage measured along the property line. The pedestrian entrance shall not be the primary project entrance.

- (2) To increase interest at the ground floor level of structures adjacent to the river, the pedestrian path orientation criteria found in Section 1514.0305(f)(2) shall apply.

(j) **Signage**

The Coastal Regulations of the Sign Regulations in Land Development Code Chapter 14, Article 2, Division 12, apply to all signs erected within 150 feet of the OF-1-1 Zone. All on premises signs in conformance with the criteria of this subdistrict, shall be removed without compensation to the sign owner upon completion of a 15 year amortization period commencing on the date of adoption of the Mission Valley Planned District Ordinance.

(k) **Lighting**

Any artificial lighting shall be directed or shaded to avoid falling onto the biological buffer and wetlands habitat areas and adjacent properties not held in the same ownership.

(l) **River Subdistrict Guidelines for Discretionary Review**

(1) **Criteria for Development Adjacent to the Floodway:**

- (A) Provide unrestricted physical access to the river path and visual access to the wetlands corridor within the floodway zone.
- (B) Limit uses within the biological buffer area to passive recreational uses. Discourage direct access from the buffer into the wetlands through strategic placement of specialized plantings.
- (C) Design buildings to terrace or step down toward the wetlands. Low-story buildings should be located closest to the floodway channel to allow a wider flight path for birds. Buildings should be of a mass and scale that permits access to and views of the river.
- (D) Locate wide pedestrian areas and landscaping along the river.
- (E) Use building materials such as wood, stone, and glass with low reflectivity factors to enhance the aesthetic and biological value of the river.

- (F) Permit commercial or active recreation uses adjacent to the river corridor if located outside of the biological buffer area.
 - (G) Site buildings, landscaping and roads to provide view corridors to and across the river from sidewalks, public roads, freeways and mesas.
 - (H) Pedestrian and bikeway access shall be provided to the buffer area along the entire length of the river, with lookouts. Provide walkways on the major street crossings of the river. Ensure direct pedestrian links to the river path and to public streets parallel to the river from developments located in the River Subdistrict.
 - (I) Landscape local streets near the San Diego River with species that are compatible with native vegetation.
 - (J) The river path should include fitness stations, viewing or rest areas and exhibit areas. Developers of the river path should use compatible materials, landscaping, and street furniture to create smooth transitions between adjacent projects.
- (2) View Enhancement
- (A) Arrange street alignment, building setbacks, building spacing and landscaping to create ground level view corridors from public streets and sidewalks into the river corridor.
 - (B) Preserve views from the hillsides into the river area through building height, spacing and bulk considerations.
 - (C) Sight line studies may be necessary to determine view corridors.
- (3) Flood Protection
- (A) Permit modification and realignment of the existing OF-1-1 Zone to create additional developable areas through channelization when the proposed channel will carry the 100-year flood, maintain constant water flow velocity, provide erosion protection, and implement community plan wetlands management and urban design criteria.

- (B) The river channel should carry the 100-year frequency flood at velocities no greater than 7 feet per second. With vegetated sides, scouring of the channel should not occur at this velocity.
 - (C) Individual projects proposing modifications to the existing OF-1-1 Zone shall not cause the existing water velocities passing through adjacent properties to be increased.
 - (D) The San Diego River floodway should be unlined and soft-bottom with sloping, vegetated sides.
 - (E) All land development and building permits within the hundred-year flood plain shall comply with Council Policy 600-14.
 - (F) River channelization shall be compatible with, and result in, no increase in water surface elevations of the hundred-year floor flow in existing upstream and downstream channels or flood control facilities. Channelization plans shall take into consideration the ultimate upstream and downstream flood control facilities and be easily adaptable to future extension of flood control works.
- (4) Wetlands
- (A) No net reduction of wetlands habitat may occur with Mission Valley build-out.
 - (B) Do not reduce wetlands in designated conservation areas.
 - (C) Provide a continuous band of wetlands along both sides of the river.
 - (D) Protect riparian woodland habitat.
 - (E) The light rail transit line should not encroach into wetland buffer areas.
- (5) Mitigation
- (A) The OF-1-1 Zone boundary encompasses a sensitive resource area where no modification should occur unless mitigation is accomplished in agreement with the Wetlands Management

Plan (see Mission Valley Community Plan pp. G-59 - G-62, for habitat development guidelines).

- (B) All modifications in the river area must be accompanied by a mitigation program to ensure that each habitat type (open water, marsh, and riparian woodland) is not quantitatively reduced, and that any revegetation will result in a qualitative improvement over existing conditions. A mitigation monitoring program shall also be required.
 - (C) There shall be a binding mechanism to implement, maintain and monitor privately funded mitigation efforts to ensure preservation of habitat areas.
 - (D) Mitigation is required for any loss of existing floodway (wetlands or non-wetlands), concurrent with or in advance of floodway loss.
 - (E) Wetlands mitigation shall consist of habitat conversion, improvement of degraded wetlands, and replacement of total wetlands and individual habitat type. The type and quantity of mitigation will be determined on a project specific basis.
 - (F) Mitigation shall occur within the same segment of the river where the impact has occurred. Where this is not possible, mitigation should be elsewhere within the study area.
 - (G) Mitigation of habitat areas not classified as wetlands may be accomplished through conversion of dry land to wetlands.
 - (H) Areas that have been designated for conservation, previously restored, or identified as high quality areas, are not available as mitigation sites.
 - (I) San Diego River Sections 1 and 5 as identified on pages G-23 and G-45 of the Mission Valley Community Plan should be used to mitigate City projects.
 - (J) Developers must have a qualified biologist conduct a biological survey and prepare a detailed vegetative map and revegetation/mitigation plan to be approved by the City.
- (6) Project Processing

- (A) The Wetlands Management Plan accounts for a limited number of river crossings and other development impacts. Project proposals that reflect this scenario are considered consistent with the Wetlands Management Plan as long as development follows the policies, guidelines and criteria outlined in the plan.
- (B) Compensation for wetlands impacts resulting from road improvements will be tied to responsibilities for road construction.
- (C) The City will be responsible for mitigating impacts to wetlands resulting from any stadium project.
- (D) Pilot channel construction is subject to Wetlands Management Plan criteria.
- (E) Federal and state agencies exercise permit and agreement authority over projects which involve dredging and filling, or alteration of the river.

(“San Diego River Subdistrict (‘River Subdistrict’)” added 3-27-2007 by O-19601 N.S.; effective 4-26-2007.)

§1514.0303 Hillside Conservation, Design and Height Limitation Subdistrict (“Hillside Subdistrict”)

(a) Purpose

The purpose of these regulations is to ensure that land development projects in hillside areas will respect, preserve and/or recreate hillside areas.

(b) Boundaries

The Mission Valley Hillside Subdistrict shall apply to portions of the community north of Friars Road and south of Interstate 8 (see Appendix E).

(c) Southern Slopes

- (1) Height Limitation - buildings and structures located south of Interstate 8 shall be limited to a height 40 feet above preexisting or finished grade, whichever is lower.

- (A) Exceptions. Exceptions to the 40-foot height limitation may be approved up to 65 feet in height provided that all of the following standards are met:
 - (i) All natural existing hillside vegetation and topography shall be preserved; and
 - (ii) Any previously graded hillsides shall be recontoured into a naturalistic form and revegetated with indigenous plants; and
 - (iii) Buildings and structures shall be designed and sited so that a minimum 30-foot-wide open public view corridor is created to the hillside from adjacent public streets and freeways.
 - (B) Structures over the 65-foot building height level may be permitted to allow construction of unique architectural features, such as a steeple, and which do not contain occupied floor area, mechanical equipment, or signage.
- (2) Steep Slope Lands
- (A) Steep slope lands are defined as all land having a naturally formed or naturally appearing gradient of 25 percent or greater, based on 5-foot contour intervals, with a minimum elevation differential of 25 feet. Steep slopes do not include manufactured slopes which have been graded pursuant to a validly issued development permit.
 - (B) Development shall not be permitted in steep slope lands, except as indicated in Table 1514-03C.

Table 1514-03C
Encroachment into Steep Slopes

Percentage of Parcel in Steep Slopes	Maximum Encroachment Allowance as Percentage of Area in Steep Slopes
75% or less	10%
80%	12%
85%	14%
90%	16%
85%	18%
100%	20%

- (3) Preservation of Steep Slopes
 - (A) Development, including road construction, above the 150-foot contour line shall not occur.
 - (B) Negative open space easements may be required as a condition of approval for lots or portions of lots containing steep slopes.
 - (C) Landscaping - slopes disturbed during construction shall be revegetated in accordance with City-wide standards.
 - (D) Lot splits are prohibited on steep slopes.
- (4) Signage
 - (A) Ground signs greater than 40 feet in height shall not be permitted south of Interstate 8, automobile dealerships may utilize ground signs not exceeding 50 feet in height, except pursuant to a variance approved, in accordance with Land Development Code Chapter 12, Article 6, Division 8 (Variance Procedures). Nothing contained in the Mission Valley Planned District Ordinance or the Land Development Code Sign Regulations shall preclude on premises directional signs identifying products or services located on the premises; no such directional sign shall exceed 2 square feet in area. All on premises signs in conformance with the Land Development Code Sign Regulations, but not in conformance with the criteria of this subdistrict, shall be removed without compensation to the sign owner upon completion of a 15 year amortization period commencing on the date of adoption of the Mission Valley Planned District Ordinance.
 - (B) Roof top signs shall be prohibited.
- (d) Northern Slopes
 - (1) Grading - natural appearing slopes and contours should be recreated through variable slope gradients not exceeding a 2:1 ratio.
 - (2) Revegetation - hillside rehabilitation areas shall be revegetated with indigenous plantings per adopted city landscape standards.
 - (3) Reclamation - all reclamation plans must be in conformance with Section 2772 of the Surface Mining and Reclamation Act of 1975.

(e) Hillside Subdistrict Guidelines for Discretionary Review

(1) General

- (A) Orient development towards the valley and take access to Mission Valley projects from roads that do not extend above the 150-foot elevation contour.
- (B) Preserve the natural landform and greenbelt of the southern hillsides and rehabilitate the northern hillsides.
- (C) Cluster development to retain as much open space as possible.
- (D) Preserve natural topographic features such as drainage courses, rock outcroppings, slopes and trees.
- (E) Design buildings and parking areas to fit the natural terrain and improve the appearance of understructures.
- (F) Design buildings at the base of slopes to emphasize a low profile rather than a vertical orientation. Buildings should step or slope with landscaping to protect views of and from the hillsides.

(2) Southern Slopes

- (A) Preserve existing natural slopes, use the natural slopes as a backdrop and guide to building form.
- (B) Cluster, contour and terrace structures into sites to preserve the form of the slopes.
- (C) Cluster development in disturbed or sparsely vegetated portions of the slope.
- (D) Design automobile access to minimize hillside disruption. To avoid excessive grading, locate automobile access adjacent to street access and separated from habitable building sections. Linkages from the street to the building should be made through pedestrian ways or bikeways.

(3) Northern Slopes

- (A) Develop near the base of the slope. Building height and setbacks should be designed to create a band of visible open slope areas landscaped according to Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations) between the ridge line and building roofs that mirror the greenbelt effect of the southern hillsides.
- (B) Development beyond the base of the hillsides should be low in profile.
- (C) Adapt building and parking areas to the terrain. Minimize the visual impact of buildings by terracing them up or down a slope, providing view corridors through them and terracing outdoor deck areas.
- (D) Sharp angular land forms should be rounded and smoothed to blend with the natural terrain.
- (E) Control runoff from construction sites.
- (F) Control erosion by minimizing the area of slope disturbance and coordinating the timing of grading, resurfacing, and landscaping where disturbance does occur.
- (G) Revegetate graded slopes in accordance with Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations).

(“Hillside Conservation, Design and Height Limitation Subdistrict (“Hillside Subdistrict”))” added 3-27-2007 by O-19601 N.S.; effective 4-26-2007.)

§1514.0304 Residential Zones (MVR-1, MVR-2, MVR-3, MVR-4, MVR-5)

(a) Purpose

To provide for multiple-family residential development that meets community plan design guidelines at densities consistent with the Development Intensity Overlay District. These regulations are intended to create architectural interest and usable exterior open areas in residential developments.

(b) Permitted Uses

- (1) No building or improvement, or portion there of, shall be erected, constructed, converted, established, altered or enlarged, nor shall any premise be used except for one or more of the uses listed for applicable zones in Table 1514-03D.
- (2) Neighborhood serving commercial uses as shown in Land Development Code Section 131.0522 (CN Zones) may occupy up to 25 percent of the ground floor area of residential developments in the MVR-4 and MVR-5 Zones.

Legend for Table 1514-03D

Symbol in Table 1514-03D	Description of Symbol
-	Not Permitted
P	Permitted
L	Subject to Limitations
CUP	Conditional Use Permit

**Table 1514-03D
Residential Zones Use Table**

PERMITTED USES	ALL RESIDENTIAL ZONES
Residential/Compatible Residential	P
Single-family dwellings	P
Boarding and Lodging houses	P
Temporary Real Estate Offices/Model Homes new Subdivisions	P
Institutions/Home - full time child care (Maximum 15 children under 16 years)	CUP
Residential Care Homes for 7 or more clients	CUP
Residential Care Homes for 6 or fewer clients	P
Schools, limited to primary, elementary, junior high and senior high	P
Public Parks and Playgrounds	P
Churches, Temples or buildings of a permanent nature used for religious purposes	CUP ²
Branch Public Libraries	P
Fraternities, Sororities	CUP
Mobilehome Park	CUP
Mobilehome (1) Watchman	CUP
Housing for the elderly	CUP ³
Neighborhood Commercial uses per Section 101.0426	L ^{1,4}
Any other use which the Planning Commission may find, in accordance with Process Four, to be similar in character to the uses, including accessory uses, enumerated in this section and consistent with the purpose and intent of this planned district. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.	

Footnotes for Table 1514-03D

- ¹ Uses shall be limited to twenty-five percent (25%) of the gross floor area of permitted uses within the project area. Variances to increase this percentage may be requested.
- ² Permitted in the MVR-3, 4 and 5 Zones only.
- ³ Neighborhood Commercial uses are limited to twenty-five percent (25%) of the ground floor area of residential developments in the MVR-4 and MVR-5 zones, and are not permitted in the MVR-1, 2 or 3 Zones.
- ⁴ Except for Child Care Facilities in the MVR-1 Zone, where a CUP is required for more than 6 children.

(c) **Density Regulations**

Maximum residential density is based on the Mission Valley Development Intensity District trip allocation (see Section 1514.0301) and expressed in dwelling units per gross acre (du/ac), exclusive of Hillside Review acreage, as indicated in Table 1514-03E.

Table 1514-03E
Density Regulations

Zone	Residentially Designated Land Within Development Intensity District	Maximum Density	Minimum Lot Area (SF)/unit
MVR-1	F	18 du/ac	2420
MVR-2	M	20 du/ac	2178
MVR-3	L	45 du/ac	968
MVR-4	A/B	56 du/ac	777
MVR-4	G	57 du/ac	764
MVR-5	C	70 du/ac	622

(d) **Minimum Lot Area and Dimensions**

- (1) Minimum lot area (square feet) and dimensions (linear feet) are established in Table 1514-03F.

Table 1514-03F
Minimum Lot Area and Dimensions

Zone	Min. Lot Area (Sq. Ft.)	Street Frontage (Linear Ft.)	Interior Width (Linear Ft.)	Corner Width (Linear Ft.)	Depth (Linear Ft.)
MVR-1	6000	60	60	65	100
MVR-2	6000	60	60	65	100
MVR-3	7000	70	70	75	100
MVR-4	7000	70	70	75	100
MVR-5	7000	70	70	75	100

- (2) For any lot which fronts principally on a turnaround or on a curving street having a radius of curvature of less than 100 feet, the minimum frontage shall be 60 percent of the number shown in the frontage column.
 - (3) Exception. Any lot or parcel which does not comply with all the minimum lot dimensions set forth in the Mission Valley Planned District Ordinance may nevertheless be used as a building site provided the lot or parcel qualifies under the definition of lot as set forth in Land Development Code Section 113.0103 and Section 113.0237.
- (e) Yard and Setback Requirements
- (1) Minimum area of street yard(s) - street yard(s) shall be provided for each lot at a minimum area calculated by multiplying the linear feet of any street frontage by a factor of 25. Where one permit area has more than one side of street frontage, the area on each street yard shall be calculated separately.
 - (2) Minimum Parking and Building Setbacks- All Residential Zones as indicated in Table 1514-03G.

Table 1514-03G
Minimum Parking and Building Setbacks

Yard Location	Minimum Dimensions (Linear Ft.)
Street	15
Property Side	10
Rear	15

- (3) Incremental Building Setback - The minimum setback and street yard factor shall be increased by 0.25 feet for each foot of building elevation over 24 feet. The property side and rear setbacks shall be increased by 0.2 feet for each foot of building elevation over 24 feet. Parking is permitted in the incremental setback areas.
- (f) Open Area - Exterior Usable Open Area
- (1) Definition
 - (A) Exterior usable open area shall be composed of moderately level land with a gradient of less than 10 percent. Usable open area shall not be located within required building setbacks but

may include gardens; courtyards; terraces; roof-decks; recreation facilities; swimming pools and spas with associated decking; private exterior balconies; common exterior balconies; lawns or other landscaped areas beyond required setbacks; and walkways or pathways not subject to vehicular access. Usable open area shall be a minimum of 5 feet in each dimension (width and length).

- (B) In no case may any area occupied by streets, buildings, structures, driveways, or any area intended for parking or garaging of motor vehicles or trash collection, or any pads for mechanical or electrical equipment, or any land proposed to be dedicated to the City as open space, be used to satisfy the usable open area requirement.

(2) Standards

- (A) The open area provided on the property shall not be less than that shown in Table 1514-03H.

Table 1514-03H
Open Area

Zone	Usable Open Area Per D.U. (sq.ft.)
MVR-1	747
MVR-2	653
MVR-3	242
MVR-4	195
MVR-5	156

- (B) All or part of the required open area may be owned in common by the occupants of the development. If open area is to be owned in common, provisions acceptable to the City shall be made for its preservation and maintenance.

(g) Structural Development Coverage

The maximum structural development coverage shall be 50 percent. This coverage calculation shall not include a portion of the square footage of a parking structure when the upper level of the structure is designed as usable open area which is readily accessible to the occupants. The square footage excluded from the coverage requirement shall be equal to the usable open area. However, in such cases the maximum structural development coverage should not exceed 70 percent.

(h) Off-Setting Planes Requirement

- (1) Each building wall elevation shall have building offset variations in a minimum of 4 vertical or horizontal separations between building planes for each 100-foot length of building elevation, or portion thereof. A separation between building planes is distinguished by an average horizontal or vertical difference of 3 feet measured perpendicular to the subject plane. Within any 100-foot length of building elevation, no single plane shall total more than 50 percent or less than 20 percent of the building elevation area (see Appendix B, Figure 4).
- (2) Exception. These offsetting planes requirements may be waived for projects over 42 feet in height that meet the criteria of Section 1514.0305(g)(2).

(i) Off-Street Parking

Parking shall be in conformance with land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).

(j) Outdoor Storage

A minimum of 100 cubic feet of secured storage space accessible from a private deck or common circulation area or garage and not part of a habitable area shall be provided per dwelling unit.

(k) Signs

Signs shall be in conformance with Land Development Code Chapter 12, Article 9, Division 8 (Sign Permit Procedures) and Chapter 14, Article 2, Division 12 (Sign Regulations).

(l) Special Regulations. See Chapter 15, Article 14, Division 4.

(m) Mission Valley Planned District Residential Zones Guidelines for Discretionary Review

- (1) Provide a variety of architecturally stimulating housing types densities.
- (2) Integrate residential with commercial and service uses, but discourage visitor-oriented uses immediately adjacent to residential development.

- (3) Provide active recreation areas, common open space, child care and passive recreation amenities.
- (4) Architectural design and appearance throughout the development should be complementary.
- (5) Common areas and recreational facilities should be readily accessible to the occupants of the dwelling units.

(“Residential Zones (MVR-1, MVR-2, MVR-3, MVR-4, MVR-5)”)” added 3-27-2007 by O-19601 N.S.; effective 4-26-2007.)

§1514.0305 Commercial Zones (MV-CO, MV-CV, MV-CR)

(a) Purpose

The commercial zones provide for office, hotel and retail commercial uses as defined in the Mission Valley Community Plan. These regulations are intended to create well landscaped sites and a wide variety of distinctive architectural styles. The zone boundaries are coterminous with the following community plan land use designations:

- (1) Mission Valley - Commercial Office (MV-CO) District
 - (A) Applied to properties within the Mission Valley Community Plan (MVCP) Commercial-Office land use designations.
 - (B) This zone is primarily intended to provide for business and professional offices and certain allied services normally associated with such offices.
- (2) Mission Valley - Commercial Visitor (MV- CV) District
 - (A) Applied to properties within the MVCP Commercial-Recreation land use designation.
 - (B) This zone is primarily intended to provide for establishments catering to the lodging, dining, and shopping needs of visitors.
- (3) Mission Valley - Commercial Retail (MV- CR)
 - (A) Applied to properties within the MVCP Commercial-Retail land use designation.

- (B) This zone is primarily intended to accommodate community and regional serving retail sales establishments.
- (4) Properties located within the community plan "Commercial Office or Commercial Recreation" land use designation may be developed according to the MV-CO Zone or the MV-CV Zone, as determined by use.
- (b) Permitted Uses
 - (1) No building or improvement, or portion there of, shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the uses listed for applicable zones in Table 1514-03I. The predominant land use shall be consistent with the community plan land use designation.

Legend for Table 1514-03I

Symbol in Table 1514-03I	Description of Symbol
-	Not Permitted
P	Permitted
L	Subject to Limitations
CUP	Conditional Use Permit

Table 1514-03I
Commercial Zones Use Table

COMMERCIAL	MV- CO	MV- CV	MV- CR
Accessory Uses	L ¹	L ¹	L ¹
Advertising, Secretarial & Telephone answering services	P		L ¹
Antique shops		P	P
Apparel shops	L ¹	L ¹	P
Art Stores and Galleries	L ¹	P	P
Automobile & truck sales, Rental agencies (usable vehicles only including automobile paint, repair, body and fender work)			P
Automobile wash			CUP
Automobile paint & repair (including body and fender work)			CUP
Bakeries	L ¹	P	P
Barber shops	L ¹	P	P
Beauty shops	L ¹	P	P
Bicycle shops including rental and repair	L ¹	P	P
Boat sales/rentals agencies	P		
Book stores	L ¹	P	P
Building materials stores			P
Business machine sales display & service	L ¹		P
Childcare Facilities	P	P	P
Churches, Temples or buildings of a permanent nature used for religious purposes	CUP	CUP	CUP
Cleaning & dyeing works (including rugs, carpets, and upholstery) 5,000 sq. ft. or less enclosed			P
Confectioneries	L ¹	P	P
Curtain and drapery shops			P
Custom shops for curtains, draperies, floor coverings upholstery and wearing apparel			P
Dairy stores	L ¹	L ¹	P
Drug stores	L ¹	L ¹	P
Dry cleaning establishments (no truck delivery of finished cleaning)	L ¹	L ¹	P
Dry cleaning & laundry agencies and self-service dry cleaning & laundry establishments	L ¹	L ¹	P
Dry goods stores			P
Electronic data processing, tabulating, and record keeping services	P		L ¹
Employment agencies	P		P
Equipment and tool rental establishments (no man-ridden equipment)			P
Financial institutions over 5,000 sq. ft.	L ¹		P
Financial institutions 5,000 sq. ft. or less	P	P	P
Florists 5,000 sq. ft. or less	P	P	P

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COMMERCIAL	MV- CO	MV- CV	MV- CR
Food stores	L ¹	L ¹	P
Foreign Language Schools	P		P
Frozen food lockers			P
Furniture stores			P
Gift Shops	L ¹	P	P
Gymnasium and health studios	P	P	P
Hardware stores			P
Hobby shops		P	P
Hotels, motels, and time-share projects		P	P
Interior Decorators (office & sales)	P		P
Jewelry stores	L ¹	P	P
Leather goods and luggage shops		L ¹	P
Liquor stores		P	P
Lithography shops			P
Locksmith shops	P		P
Medical, dental, biological, and X-ray laboratories	P		
Medical appliance sales			P
Music stores		P	P
Newspaper plants	CUP		CUP
Nurseries (plants)	L ¹	L ¹	P
Office furniture and equipment sales	L ¹		P
Offices; business and professional	P	P ²	P ²
Paint and wallpaper stores			P
Palm Readers, psychic readers	P	L ¹	P
Parking lots/structures	P	P	P
Pet shops			P
Pharmacies	L ¹	L ¹	P
Photographic equipment, supplies and film processing stores	L ¹	P	P
Photographic studios	L ¹		P
Physical Therapists	P		P
Plumbing shops 5,000 sq. ft. or less; enclosed			P
Post offices	P	P	P
Private clubs, fraternal organizations and lodges	P	P ²	P
Professional Schools	P		P
Public utility electric substations, gas regulators and communications equipment buildings	P	P	P
Pushcarts	Subject to Land Development Code Section 141.0619		
Radio, television and home appliance repair shops			P
Recreational facilities enclosed; including bowling lanes, skating rinks, gymnasiums, and health centers	P	P	P
Recreation Facilities - Open Air	CUP	CUP	CUP
Recycling Collection Center	L ¹	L ¹	P
Restaurants	P	P	P
Schools, public, private and nursery	P		P
Shoe stores		P	P
Shoe repair shops	P	P	P
Sporting goods stores	L ¹	P	P

COMMERCIAL	MV- CO	MV- CV	MV- CR
Stationers	L ¹	P	P
Studios for teaching or art, dancing and music	P	L ¹	P
Theaters, Nightclubs and bars of 5,000 sq. ft. or less	P	P	P
Theaters, nightclubs and bars over 5,000 sq. ft.	CUP	CUP	CUP
Tire sales, repair and recapping establishments (if entirely within an enclosed building)			P
Trade and business schools	P		P
Trailer sales agencies			P
Transportation terminals	P	P	P
Travel bureaus	P	P	P
Union Hall (social activities) + trade associations	P		P
Union Meeting Hall, hiring hall and office			P
Variety stores	L ¹	L ¹	P
Video Sales and Rentals	L ¹	L ¹	P
Wedding chapels	CUP	CUP	CUP
Wholesaling or warehousing of goods and merchandise, provided that the floor area occupied for such use per establishment does not exceed 5,000 sq. ft. For automobile dealership, the area shall not exceed 15,000 sq. ft.			P
Any other use which the Planning Commission may find, in accordance with Process Four, to be similar in character to the uses, including accessory uses, enumerated in this section and consistent with the purpose and intent of this planned district. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.			

Footnotes Table 1514-03I

- ¹ Uses shall be limited to twenty-five percent (25%) of the gross floor area of permitted uses within the project area. Variances to increase this percentage may be requested.
- ² Not permitted on ground floor.

- (2) Residential uses shall not be permitted in commercial zones unless the multiple use option in Section 1514.0307(c) is utilized.
- (3) All accessory uses shall be located in the same building as the permitted use or uses which they serve. However, the foregoing regulations shall not be applicable to signs or accessory uses exclusively serving outdoor recreational activities. The combined gross floor area of all accessory uses on any premises shall not exceed 25 percent of the gross floor area of the other non-accessory permitted uses.

(4) Automobile Repair and Paint Facilities Requirements

These requirements also apply when these uses are permitted as accessory uses, or as a part of an automobile dealership.

- (A) All repair work is to be conducted within an area screened from the view of the public right-of-way and structurally enclosed by at least three sides and a roof.
 - (B) The outdoor display and storage of supplies and equipment shall meet the requirements of Section 1514.0305(j).
 - (C) Vehicular use areas and setbacks established by the Mission Valley Planned District Ordinance shall be in conformance with Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations).
- (c) Minimum Lot Dimensions - All Commercial Zones
 - (1) Area - 5,000 square feet.
 - (2) Street frontage - 50 feet, except that for any lot which fronts principally on a turnaround or on a curving street line having a radius of less than 100 feet, the minimum frontage shall be 30 feet.
 - (3) Width - 50 feet.
 - (4) Exception. Any lot which qualifies under the definition of a lot as set forth in this Code and which does not comply in all respects with the minimum lot dimensions specified may nevertheless be used as permitted and otherwise regulated by the provisions applicable to this zone.
- (d) Maximum Structural Coverage

The maximum structural development coverage shall be 50 percent. This coverage calculation shall not include a portion of the square footage of a parking structure when the upper level of the structure is designed as usable open area which is readily accessible to the occupants. The square footage excluded from the coverage requirement shall be equal to the usable open area. However, in such cases the maximum structural development coverage should not exceed 70 percent.
- (e) Yard and Setback Requirements
 - (1) Street yards shall be provided at a minimum area calculated by multiplying the linear feet of frontage by the designated factor listed in the table below. Multiple street yards shall be calculated separately.

- (2) Building and parking setbacks shall be provided from the property line at a minimum dimension (linear feet) as stated in the Table 1514-03H.
- (3) Incremental Building Setback - Parking is permitted in the incremental setback areas. The minimum street setback and street yard factor shall be increased by 0.2 for each foot of building elevation over 24 feet.
- (4) The incremental street yard factor may be waived when the incremental setback area is satisfied by building step backs of the second or third and upper stories.

Table 1514-03H
Setbacks

Zone	Minimum Street Yard Factor	Minimum Street Yard Setbacks	Minimum Property Side Setbacks	Rear Setback ⁽¹⁾
MV-CO	20	15	10	8
MV-CV	20	15	10	8
MV-CR	15	10	10	8

Footnote for Table 1514-03G

- ¹ A 15-foot rear setback shall be provided if any portion of the rear lot line abuts residentially zoned or developed property, and increased 0.2 feet for every foot of building elevation over 24 feet.

(f) Street and Major Pedestrian Path Orientation

- (1) All commercial and multiple use structures shall contain an identifiable pedestrian entrance from the street into the project. Attention should be given to safe pedestrian passage through parking areas.
- (2) In addition to the requirements in Section 1514.0305(f)(1), adjacent to Mission Valley Community Plan identified "Major Pedestrian Paths" (see Appendix B, Figure 5):
 - (A) The dominant feature of all ground floor frontage of all new or reconstructed first story building walls that face a Mission Valley Community Plan identified "Major Pedestrian Path" shall be pedestrian entrances or windows affording views into retail consumer services, offices, lobby space or display windows.

- (B) Where a project is bounded on one or two sides by major pedestrian paths, parking structures shall not be located between the buildings and the major pedestrian path(s).
- (C) Where a project is bounded on three or more sides by major pedestrian paths, parking structures are not permitted between the building and two of these paths.
- (D) Exemption. Where offices are located along major pedestrian paths, the windows facing the path shall not be required to afford views into offices as stated in Section 1514.0305(f)(2)(A) when the building is setback an additional 15 feet over the required setback.

(g) Architectural Design

- (1) All projects processed ministerially shall provide offsetting planes as follows:

To break up building mass and achieve a more human scale, each building wall elevation which faces any street or river yard shall have building offset variations in a minimum of four vertical or horizontal separations between building planes for each 100-foot length of building elevation, or portion thereof. A separation between building planes is distinguished by an average horizontal or vertical difference of two feet measured perpendicular to the subject plane (see Appendix B, Figure 4). Within any 100-foot length of building elevation, no single plane shall total more than 50 percent or less than 20 percent of the building elevation area.

- (2) All commercial or mixed-use structures processed with a discretionary permit shall provide at least two of the features listed below. Exceptions may be made to achieve a superior design as stated in Section 1514.0201(d)(4).
 - (A) Slim Tower - To maximize view corridors to the river and hillside areas, the upper levels of the structure shall diminish in size to create a slimmer silhouette than the lower levels of the structure. This feature is particularly desirable for buildings over 100 feet high located along major north-south streets.
 - (B) Plaza - To create a pedestrian gathering spot, provide a landscaped/hardscaped area that is open to the sky at street level and visually and physically accessible from a major

pedestrian path (see Appendix B, Figure 5) or public right-of-way. The plaza should have a focal point such as a sculpture, garden or fountain and are to be located readily adjacent to the public right-of-way. This feature would be especially suited to structures located along Mission Valley Community Plan identified "Major Pedestrian Paths (see Appendix B, Figure 5)".

- (C) Roof Element - To create a unique skyline and enhance views of building tops from above flat or unusable roof area shall be minimized.
- (D) Architectural Detail - To increase interest in the community through variations in building facades, architectural detail may include, material and color variations, bay windows, awnings, columns, cornices, eaves, window casings or any combination of these or other similar elements acceptable to the City Manager.
- (E) Offsetting Surfaces - To break up building mass to achieve a more human scale, each building wall elevation which faces any street or river yard shall have building offset variations, acceptable to the City Manager.

(h) Landscaping

The regulations of Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations) shall apply and shall constitute the minimum landscape requirements.

(i) Parking

Off-street parking shall be provided in accordance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).

(j) Outdoor Display and Storage

- (1) The following uses and listed merchandise sold or rented on the premises may be displayed and stored outdoors without screening walls or fences: artwork and pottery, flowers and plants, food products, handcrafted products and goods, recreational equipment rentals, outdoor dining facilities, off-street parking, signs and other merchandise which the City Manager may find to be appropriate. All other uses shall be operated entirely within enclosed buildings.

- (2) Outdoor storage of other merchandise, material or equipment above shall be permitted only when incidental to a permitted or accessory use located on the same premises, and provided that:
 - (A) Such storage is confined to an area not to exceed 5 percent of the gross floor area of the permitted building or buildings.
 - (B) The storage area shall be completely enclosed by solid walls or buildings or a combination thereof. Said walls and buildings shall not be less than 6 feet in height. There shall be no outdoor storage of merchandise, materials, equipment or other goods to a height greater than that of any enclosing wall or buildings.
 - (C) Exemptions: the outdoor display and storage of for sale automobiles and trucks shall be exempt from the area and wall requirements. However, automotive sales lots shall be planted with perimeter landscaping and meet the regulations for vehicular use areas in Land Development Code Sections 142.0406, 142.0407, and 142.0408.
- (k) Special Regulations. See Chapter 15, Article 14, Division 4.
- (l) Commercial Zones (MV-CO, MV-CV, MV-CR) Guidelines for Discretionary Review
 - (1) Continue the commercial recreation, retail, and office land use emphasis in the western, central, and eastern, respectively, portions of the valley, but permit mixed use projects within these areas.
 - (2) Provide new neighborhood convenience centers, especially 1 with a supermarket, near residential areas.
 - (3) Pedestrian and bicycle connections between activity centers and transit station/stops should be provided to increase use of alternative forms of transportation. Automobile circulation within developments should be designed to minimize impacts upon these connections.
 - (4) Relate new projects physically and visually to existing development by linking pedestrian paths and providing compatible signage, landscaping, or various architectural features as appropriate.

- (5) Architectural design and appearance throughout the development should be complementary.
(“Commercial Zones (MV-CO, MV-CV, MV-CR)” added 3-27-2007 by O-19601 N.S.; effective 4-26-2007.)

§1514.0306 Industrial Zone (MV-I)

(a) Purpose

- (1) The provisions of the IL-2-1 Zone (Land Development Code Chapter 13, Article 1, Division 6 [Industrial Zones]) and the additional criteria of the Mission Valley Planned District Ordinance Zone apply to industrially designated land uses in Mission Valley. The criteria of the Mission Valley Planned District Zone supplement the design criteria of the IL-2-1 Zone.
- (2) Any proposed development under the MV-I Zone must also comply with all other relevant sections of the Mission Valley Planned District Ordinance. Where there is a conflict between the provisions of the IL-2-1 Zone and the provisions of the Mission Valley Planned District Ordinance, the Mission Valley Planned District Ordinance applies.

(b) Commercial Uses

Commercial uses developed within the industrial zone that are not accessory uses to an industrial use shall be subject to the development criteria of Section 1514.0305.

(c) Offsetting Planes and Facade Variation Requirements

- (1) Offsetting Planes - the particular facades, sides or elevations of a building which faces the front, side and rear property lines, shall have building variations in a minimum of 4 separate planes for each 100-foot length of building elevation, or portion thereof. A separate building plane is distinguished by an average horizontal difference of 2 feet measured perpendicular to the subject plane. Within any 100-foot length of building elevation, no single plane shall total more than 50 percent or less than 20 percent of the building elevation area; and
- (2) Building Facade Variation - the particular facades, sides or elevations of a building which face the front, side and rear property lines, shall have building facade variations in a minimum of 2 separate materials

or textures. No single variation shall total less than 20 percent nor more than 50 percent of the building elevation area.

- (d) In addition to the regulations in Chapter 15, Article 14, Division 4, the following shall apply:
 - (1) Roll-up doors visible from the public right- of-way shall be prohibited.
 - (2) For storage and warehousing uses - Exterior wall surfaces, not including decorative details or trim, shall be of materials containing integral colors and textures such as precast concrete, brick, concrete masonry and split-faced block. The intent of this regulation is to ensure that the appearance of industrial uses are complementary to commercial and residential uses.

(e) Parking

Parking shall be in conformance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).

(f) Industrial Zone Guidelines for Discretionary Review

Retain industrial uses that are compatible with surrounding land uses.
(*“Industrial Zone (MV-I)” added 3-27-2007 by O-19601 N.S.; effective 4-26-2007.*)

§1514.0307 Multiple Use Zone (MV-M)

(a) Purpose

- (1) To provide for pedestrian oriented projects containing at least three functionally and physically integrated land uses.
- (2) To provide standards and guidelines for the development of large, undeveloped parcels through the processing of specific plans or discretionary permits. Council adopted specific plan areas are labeled as MV-M/SP on the zone maps to indicate that a specific plan is in effect.

(b) Permitted Sites

Multiple use development is required within the MV-M Zone and permitted within the commercial zones. However, in commercial zones, the predominant land use shall be consistent with the community plan land use designation.

(c) Permitted Uses

- (1) Within the MV-M Zone on sites of four or more acres, and on all commercially zoned sites utilizing the multiple use option, each proposal shall include land uses from at least three of the following zones in combinations as follows:
 - (A) One or two of the following three commercial uses:

MV-CV, MV-CO, MV-CR; and
 - (B) One or two of the following five residential uses:

MVR-1, MVR-2, MVR-3, MVR-4, MVR-5.
- (2) Within the MV-M Zone on sites of less than 4 acres that existed as of the date of adoption of the Mission Valley Planned District Ordinance, each proposal shall be exclusively residential or include land uses from at least two zone categories including a residential use. The residential land use portion shall account for at least 20 percent of the Average Daily Trips allocated to the project.

(d) Development Criteria

- (1) Minimum Lot Size - 40,000 square feet.
- (2) Multiple use structures, shall conform with the Mission Valley Planned District Ordinance Zone criteria of the predominant land use, except that residential development shall provide open area, off-street parking, outdoor storage and refuse area in accordance with Section 1514.0304.
- (3) For Commercial Component Development Criteria - See Section 1514.0305.
- (4) For Residential Component Development Criteria - See Section 1514.0304.
- (5) Special Regulations – See Chapter 15, Article 14, Division 4.

(e) Multiple Use Zone Guidelines for Discretionary Review

- (1) Multiple use projects should contain significant revenue-producing uses that are functionally and physically integrated to minimize vehicular traffic.
- (2) Multiple use projects must emphasize pedestrian orientation with pedestrian connections, people oriented spaces, and commitments to transit improvements.
- (3) Development should separate vehicular access from delivery loading zones.
- (4) Include restaurants, theaters, hotels or residential uses in multiple use projects to create 24-hour activity.
- (5) No single land use should account for more than 60 percent, nor less than 20 percent of the Average Daily Trips allocated to the project.
- (6) The type and location of commercial uses should not be disruptive to residential uses.
- (7) Encourage high density development near shopping areas and transit corridors.
- (8) Structures located along major pedestrian paths should utilize the ground floor for retail commercial or residential uses to increase pedestrian activity at street level.
- (9) New development on sand and gravel sites should orient away from the mesa and not burden the existing school, park, or shopping facilities of adjacent communities.
- (10) Mining activities should be screened from adjacent developments with landscaping and beams. Environmental impacts such as noise and erosion should be mitigated.
- (11) On sites used for industrial activities, require reclamation plans that contour slopes, control erosion, provide compatible revegetation and provide new water habitats where feasible in accordance with the Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations).

("Multiple Use Zone (MV-M)" added 3-27-2007 by O-19601 N.S.; effective 4-26-2007.)